

Nevada H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. Warm Springs Road, Suite 101 • Las Vegas, NV 89119
Office (702) 739-3345 Fax (702) 739-3305

December 27, 2006

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Justification Letter / Special Use Permit
Deer Springs Assisted Living
APN: 125-24-701-040

To Whom It May Concern:

Please allow this correspondence to accompany our justification letter previously submitted where we requested a Site Development Review.

At a City Council meeting of June 7, 2006, a General Plan Amendment (GPA- 12847) was approved for the above mentioned parcel to change the master plan from ML (Medium Low Density Residential) to M (Medium Density Residential) on 18.62 acres at the northwest corner of Rome Boulevard and Decatur Boulevard for a Senior Living use.

We are requesting a Special Use Permit to accompany our SDR and Re-Zone (previously submitted). The Special Use Permit would allow us to build 90 units of assisted living in a three story building, which would conform to the standards in Section 19.08, Table 2, Note 5, which states that *the height limit for senior citizen apartment developments shall be three stories or forty feet, which ever is less, upon approval of a Site Development Plan.*

As an affordable housing development, we would also like to request a waiver of Residential Adjacency per Section 19.08.060, B. Building Height and Setback Requirements, 5. Waiver, a), which states that the City Council may waive residential adjacency standards on *any multi-family residential project that is intended to meet the affordable housing objectives of the General Plan if the City County determines that the waiver is critical to the viability of the project.*

Attached please find:

- Application
- Patent
- Fee in the amount of \$800
- Assessors Parcel Map
- Statement of Financial Interest

If you need any further assistance, please contact me at (702) 739-3345 ext. 243. Thank you.

Sincerely,


Jacques Zussman

Real Estate Development Manager

SUP-19004
01/25/07 PC

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